COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-2580

NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

APPLICATON NUMBER: 201113 APN: 028-221-11
SITUS ADDRESS: 110 Sunny Cove Dr., Santa Cruz 95062

Proposal to add a 690 square foot deck above the first story of an existing single-family dwelling. Remodel includes a 92 square foot addition to the second story portion of the home and grading of approximately 50 cubic yard of soil to create additional crawl space clearance. Requires a Coastal Development Permit.

OWNER: Kenneth Hempstead
APPLICANT: Cameron Hempstead
SUPERVISORIAL DISTRICT: 1
PLANNER: Evan.Ditmars, (831) 454-3227
EMAIL: Evan.Ditmars@santacruzcounty.us

Public comments must be received by 5:00 p.m. June 17, 2020.

A decision will be made on or shortly after June 18, 2020.

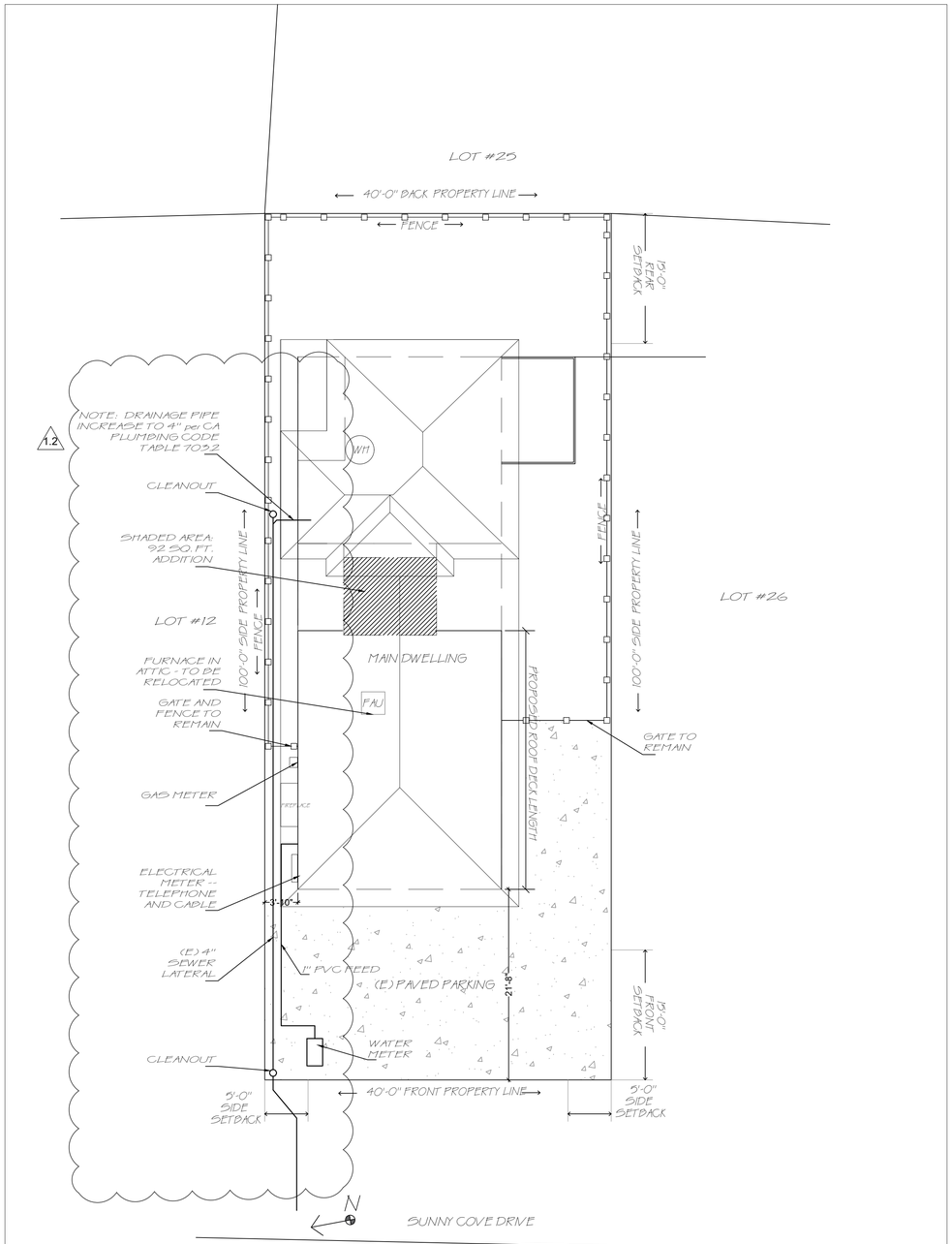
Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date.

If you would like to request a public hearing be held for this item, please contact the project planner listed on this notice.

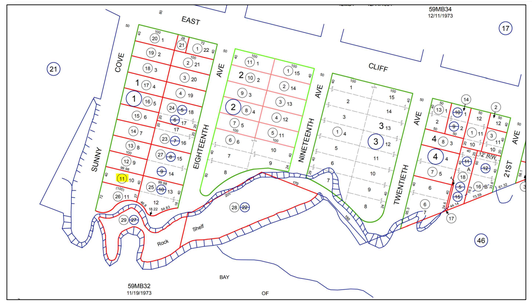
Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.

For more information, contact the project planner identified above.

SITE PLAN



PARCEL MAP



VICINITY MAP

PROJECT NOTES

SCOPE OF WORK:
REMODEL OF DOWNSTAIRS BEDROOM 1, ADDING IN A BATHROOM AND REDUCING SQ. FOOTAGE OF CLOSET. REMODEL OF EXISTING BATH LEVEL 1. REMODEL OF KITCHEN - APPLIANCE REMAIN IN SAME LOCATION. ADD 92 SQ. FT TO SECOND LEVEL AND NEW HALF BATH AND WET BAR AREA WITH SINK. ADD NEW ROOF DECK ABOVE LEVEL 1. NEW DECK TO BE 690 SQ. FT. REINFORCE EXISTING DECK. RELOCATE DUCT WORK. NEW FURNACE UNDER STAIRS WITH ACCESS FROM EXTERIOR.

ZONING R-1-4 LOT #10 PARCEL #028-221-11 - YEAR BUILT: 1934
LOT SIZE: 4,000 SF.
EXISTING HOUSE: 1,896 SF.
EXISTING GARAGE: 0 SF.
NEW ADDITION: 92 SF. OF CONDITIONED SPACE

TOTAL BUILDING COVERAGE: 1896 + 92 = 1988 SF (GARAGE NOT INCLUDED)
FLOOR AREA RATIO: 1988/4000 = 49% 50 %

BUILDING COVERAGE WITH ADDITION IS LESS THAN 3600 SQ. FT. THEREFORE AUTOMATIC FIRE SPRINKLER SYSTEM NOT REQUIRED.

OCCUPANCY - R-3; TYPE OF CONSTRUCTION - VB

NOTE
THE FOLLOWING CODES AND REGULATIONS AS MENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.

CEC 2019 CALIFORNIA ELECTRICAL CODE
CBC 2019 CALIFORNIA BUILDING CODE
CPC 2019 CALIFORNIA PLUMBING CODE
CMC 2019 CALIFORNIA MECHANICAL CODE
CEC 2019 CALIFORNIA ENERGY CODE
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

GENERAL CONSTRUCTION NOTES

1. DO NOT SCALE THE DRAWINGS, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IF DISCREPANCIES ARE FOUND, CONTRACTOR SHALL IDENTIFY ARCHITECT IMMEDIATELY.
2. ALL CONSTRUCTION TECHNIQUES, MATERIALS AND FINISHES SHALL BE AS REQUIRED BY THE APPROPRIATE GOVERNING AGENCY. INSTALLATION SHALL FOLLOW THE MANUFACTURER'S PUBLISHED SPECIFICATIONS AND/OR TRADE STANDARDS IN ADDITION MANUFACTURER'S PUBLISHED SPECIFICATIONS AND/OR TRADE STANDARDS IN ADDITION
3. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF REFERENCED CODES AND ALL APPLICABLE LOCAL ORDINANCES. WHERE CONTRACT DOCUMENTS EXCEED WITHOUT VIOLATING CODE AND REGULATION REQUIREMENTS, CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE. WHERE CODES CONFLICT, THE WORE STRINGENT REQUIREMENT SHALL APPLY.
4. SHOULD A CONDITION ARISE THAT IS IN CONFLICT WITH THE CONTRACT DOCUMENTS THE CONTRACT SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
5. MECHANICAL, ELECTRICAL, AND STRUCTURAL DRAWINGS, ARE COMPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ARCHITECTURAL DRAWINGS PRIOR TO THE COMMENCEMENT OF THE CONSULTANTS PORTION OF THE WORK. DISCREPANCIES BETWEEN THE ARCHITECTURAL AND THE CONSULTING ENGINEERS/ARCHITECTWS DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY FOR CLARIFICATION. CONSTRUCTION INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND NO ADDITIONAL EXPENSE TO THE OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION AND SIZE OF OPENINGS, CLEARANCES, AND ACCESS FOR ALL TRADES. COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONTRACT DOCUMENTS AS WELL AS THE APPROVED SHOP DRAWINGS/ SUBMITTALS.
7. ALL DIMENSION ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
8. WHEN A DETAIL IS NOTED AS TYPICAL, THE CONTRACTOR SHALL APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE
9. THE CONTRACTOR SHALL LOCATE BACKING PLATES OR BLOCKING AS REQUIRED AT ALL WALL MOUNTED EQUIPMENT, CASEWORK AND ACCESSORIES TO ENSURE POSITIVE ATTACHMENT TO STRUCTURE.
10. THE CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF WATER, VENT, AND DRAIN INSTILLATION AND ALL OTHER REQUIRED SERVICES WITH EQUIPMENT MANUFACTURES. THE CONTRACTOR SHALL REFER TO THE PROJECT MANUAL FOR A COMPLETE LIST OF GENERAL AND SUPPLEMENTARY CONDITIONS AND OTHER CRITERIA. CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY AND PRIOR TO COMMENCEMENT OF THE WORK.
11. GRADING, DRAINAGE, AND ROAD IMPROVEMENTS, ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
12. ALL PIPES, DUCTS, AND CONDUITS, SHALL BE SUPPORTED AND BRACED PER THE SMACNA GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PIPING SYSTEMS.

WILDLAND URBAN INTERFACE CODES AND STANDARDS

LOCAL RESPONSE AREA

LOCATION OF PROJECT AT 110 SUNNY COVE DRIVE IS IN A LOCAL RESPONSIBILITY AREA, THEREFORE THE WUI REQUIREMENTS DO NOT APPLY.

1.1

SHEET INDEX

PROJECT TEAM

ARCHITECTURAL DESIGNER
DANIELLE DIVITTORIO
PH: 1.408.655.0565
EMAIL: DANIELLE@DIVITTORIOARCHANDDESIGN.COM

GENERAL CONTRACTOR
ROY DIVITTORIO
DIVITTORIO CONSTRUCTION INC.
PH: 1.408.655.0570
EMAIL: ROYDIVITTORIO@YAHOO.COM

STRUCTURAL ENGINEER
DAVID HUANG
PH: 415-269-2880
EMAIL: david@d2sengineer.com

SOILS ENGINEER
JOHN E. KASUNICH
PH: 831-722-4175
EMAIL: JKASUNICH@KAROKASUNICH.COM

SITE PLAN NOTES

1. VERIFY UTILITY HOOK UP LOCATIONS
2. EXISTING TREES TO BE PROTECTED AND FENCED DURING CONSTRUCTION.
3. ALL SITE GRADING AND CONDITIONS TO CONFORM TO LUDC ARTICLE 19, CHAPTER 5 AND CBC CHAPTER 1804.
4. ALL FILL AREAS TO BE COMPACTED TO CONFORM TO SECTION 1803.5 OF THE CALIFORNIA BUILDING CODE.
5. PROVIDE MINIMUM 5% DRAINAGE AWAY FROM BUILDING AND 5% FROM SITE TO STREET DRAINAGE AREAS OR AS SHOWN ON PLAN AS PER CBC 1803.3. SEE GRADING PLAN.
6. PROVIDE EROSION CONTROL AND CONTROL OF RUN OFF DURING EARTH WORK OPERATIONS.
7. EXISTING OR PROPOSED FILL SHALL NOT BE USED FOR SUPPORT OF CONCRETE FOOTING OR FLOOR SLABS UNLESS SOIL IS COMPACTED TO 95% WITH REQUIRED INSPECTIONS (SEE PLAN OR SOILS REPORT) - SIDEWALKS AND DRIVEWAYS MAY BE 90% UNLESS OTHERWISE REQUIRED BY LOCAL REQUIREMENTS: E.G., FIRE DISTRICTS, CONSULT SOILS REPORT IF ONE WAS REQUIRED.
8. MAX. CUT/FILL SLOPE - TWO (2) HORIZONTAL TO ONE (1) VERTICAL - SEE CBC 1803 FOR ADDITIONAL SITE / GRADING REQUIREMENTS.
9. WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN 1' IN 10', FOUNDATIONS SHALL BE LEVEL OR SHALL BE STEPPED SO THAT BOTH TOP AND BOTTOM OF SUCH FOUNDATION ARE LEVEL
10. FOUNDATION SUPPORTED ON FILL REQUIRE A SOIL INVESTIGATION REPORT AND A REPORT OF SATISFACTORY FILL PLACEMENT - SEE CBC 1803. ALL SOILS COMPACTION TESTING AND RELATED SOILS ENGINEERING WORK IS TO BE PROVIDED BY THE CONTRACTOR AND INCLUDED IN THE OVERALL COST OF THE PROJECT.
11. ALL FOUNDATION AREAS AND RETAINING WALLS AT TOE OF SLOPES SHALL BE PROVIDED WITH AN ACCEPTABLE STANDARD SURFACE BACK DRAIN SYSTEM AND ALL DRAINAGE SHALL BE CONDUCTED TO DAYLIGHT OR STREET IN AN ACCEPTABLE MANOR AND IN A NON - EROSIVE DEVICE.
12. INDICATED HEIGHTS FOR RETAINING WALLS ARE APPROXIMATE - VERIFY ACTUAL HEIGHTS IN FIELD, NOTIFY ARCHITECT IF IT VARIES FROM RETAINING HEIGHT DESIGNS. IF NO RETAINING WALLS ARE SHOWN ON DRAWING BUT ARE REQUIRED DUE TO SITE CONDITIONS, NOTIFY THE ARCHITECT AND OBTAIN DESIGN REQUIREMENTS FORM THE ARCHITECT IN WRITING.
13. PROVIDE ALL ROUGH-IN FOR SEPTIC OR SEWER, PHONE, CABLE, GAS AND ELECTRICAL FROM STREET OR EXISTING SITE SOURCE TO THE PROJECT AS REQUIRED. VERIFY LOCATIONS, COMPARABILITY AND CAPACITY OF EXISTING SERVICES TO ACCOMMODATE PROPOSED TOTAL SERVICE IMPACT. NOTIFY ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK IF EXISTING SERVICES CANNOT ACCOMMODATE TOTAL SERVICES PROPOSED, UNLESS ALREADY DESIGNED FOR HERE IN.
14. REMOVE ALL EXISTING TREES WITHIN BUILDING PERIMETER IN ADDITION TO THOSE THAT ARE NOTED.
15. SOILS FACTORS FOR FOUNDATION DESIGN ARE ASSUMED. ARCHITECT IS NOT RESPONSIBLE FOR IN FIELD SOIL CONDITIONS NOR IRREGULAR DRAINAGE OR GRADING.
16. THE SIGNER OF THESE PLANS LIMITS HIS LIABILITY TO INFORMATION REPRESENTED THERE IN AND THE INTENDED USE THERE OF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AB-BUILT CONDITIONS
17. CONSTRUCT PROJECT TO ARCHITECT/ ENGINEER DESIGNS. ANY AND ALL STRUCTURAL OR DESIGN CHANGES SHALL FIRST BE APPROVED BY ARCHITECT AND RESUBMITTED FOR PLAN REVIEW.
18. PROVIDE BACK FLOW PREVENTION ON SEWER LATERAL.
19. ALL WORK TO COMPLY WITH THE 2019 CA BUILDING CODE, 2019 RESIDENTIAL CODE, 2019 GMC, GPG, CGBSC, AND 2019 CALIFORNIA ENERGY CODE.
20. STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION SHALL COMPLY WITH CQ88C 4.106.2.
21. PROVIDE DRAINAGE AROUND HOUSE, MIN. 6" FALL WITHIN THE FIRST 10'-0" AS PER CRC 401.3 AND GGBSC 4.106.103 #5.
22. A MINIMUM OF 65% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGED FOR REUSE IN ACCORDANCE WITH SECTIONS 4.408.2, 4.408.3 OR 4.408.4 OR LOCAL ORDINANCE (WHICHEVER IS STRICTER).
23. PROPERTY SHALL BE IN COMPLIANCE WITH VEGETATION CLEARANCE REQUIREMENTS PER CRCR327 1.5.

CAL GREEN CODE NOTES

CAL Green Environmental Quality Requirements:

- ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. CGSBC SECTION 4.504.2.4
- PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/ BUILDER (FOR ANY OWNER/BUILDER PROJECTS) MUST BE PROVIDED TO THE TOWN OF LOS GATOS BUILDING OFFICAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION AND ADHESIVE), RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 4.504.

SITE PLAN AND COVER SHEET

REVISIONS	BY
1 3/19/2020	

DI VITTORIO
ARCHITECTURE & DESIGN
1512 WALNUT DRIVE
CAMPBELL CA, 95008
408.655.0565

408.398.1195

PROPOSED REMODEL TO:
HEMPSTEAD RESIDENCE
CAMERON HEMPSTEAD AND KEN HEMPSTEAD
110 SUNNY COVE DRIVE
SANTA CRUZ, CA 95062

DRAWN BY: DANIELLE DIVITTORIO

SCALE: 1/8" = 1'0"

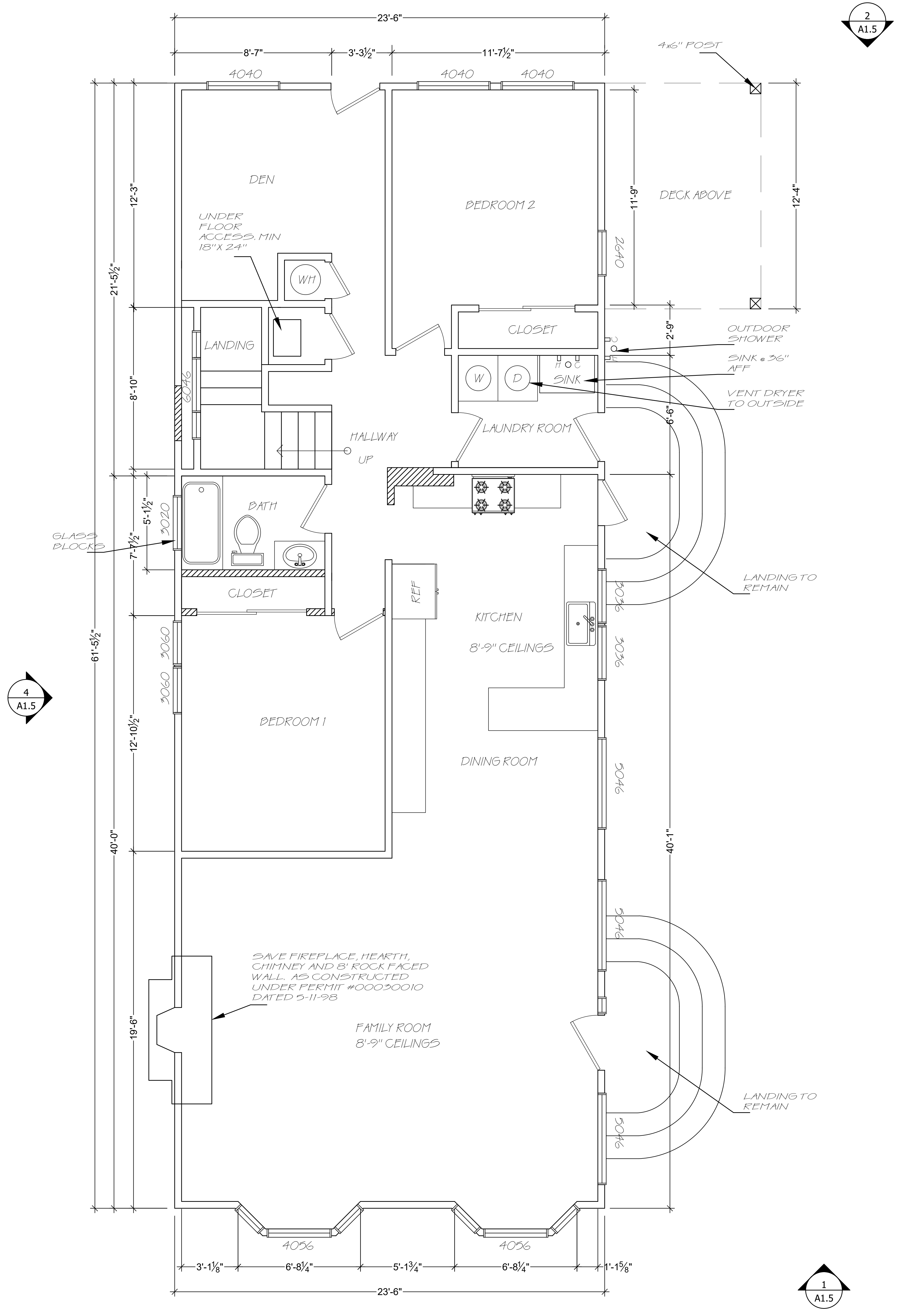
DATE: DEC 12, 2019

SHEET NO. SA.1

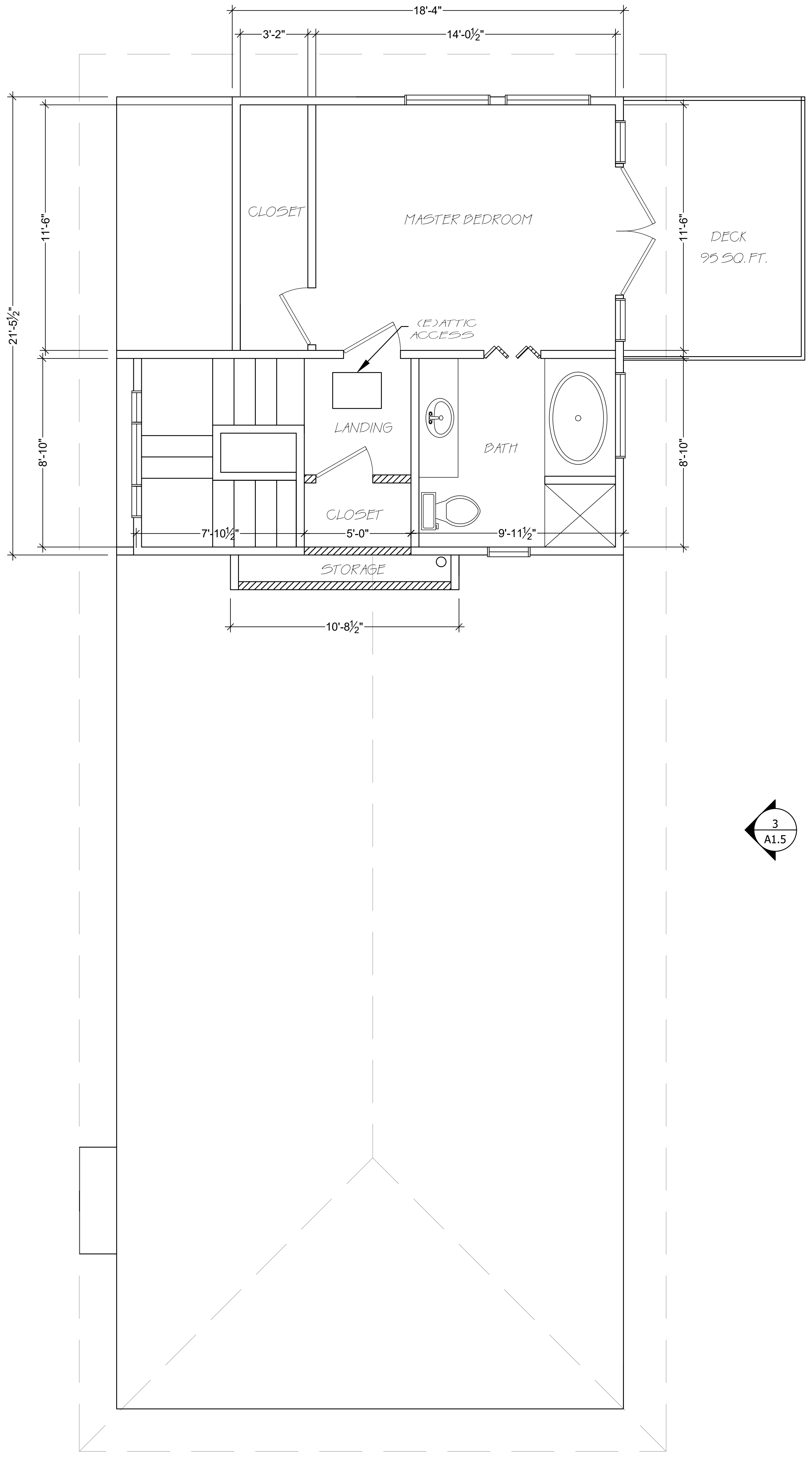
WALL LEGEND

- ☐ EXISTING WALL TO REMAIN
- ▨ WALL TO REMOVE
- ■ NEW WALL

NOTE: DIMENSIONS TO ROUGH FRAMING STUDS



LEVEL 1



LEVEL 2

EXISTING FLOOR PLAN

REVISIONS	BY
1 3/19/2020	

DI VITTORIO
ARCHITECTURE & DESIGN
1512 WALNUT DRIVE
CAMPBELL CA, 95008
408.655.0565

408.398.1195

PROPORSED REMODEL TO:
HEMPSTEAD RESIDENCE
CAMERON HEMPSTEAD AND KEN HEMPSTEAD
110 SUNNY COVE DRIVE
SANTA CRUZ, CA 95062

DRAWN BY: DANIELLE DIVITTORIO

Dalla Dvitto

SCALE: 1/4" = 1'-0"

DATE: DEC 12, 2019

SHEET NO. A1.1

WALL LEGEND

EXISTING WALL TO REMAIN

WALL TO REMOVE

NEW WALL

NOTE: DIMENSIONS TO ROUGH FRAMING STUDS.

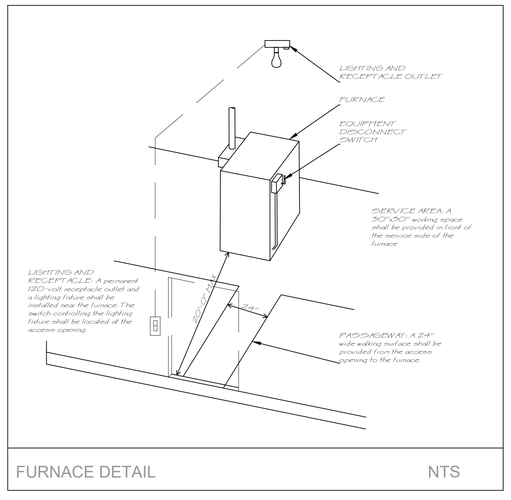
REMODEL NOTES

-- NEW CEILING HEIGHT IN LIVING SPACE TO BE 8'9". TO MATCH CURRENT HIGHEST POINT.
-- NEW WINDOWS IN BATHROOM TO BE GLASS BLOCK WINDOWS (SAME AS CURRENT BATHROOM WINDOW.)
-- NEW FLOORS AND VANITY IN UPSTAIRS BATHROOM - TUB AND SHOWER TO REMAIN AS IS.

1.4

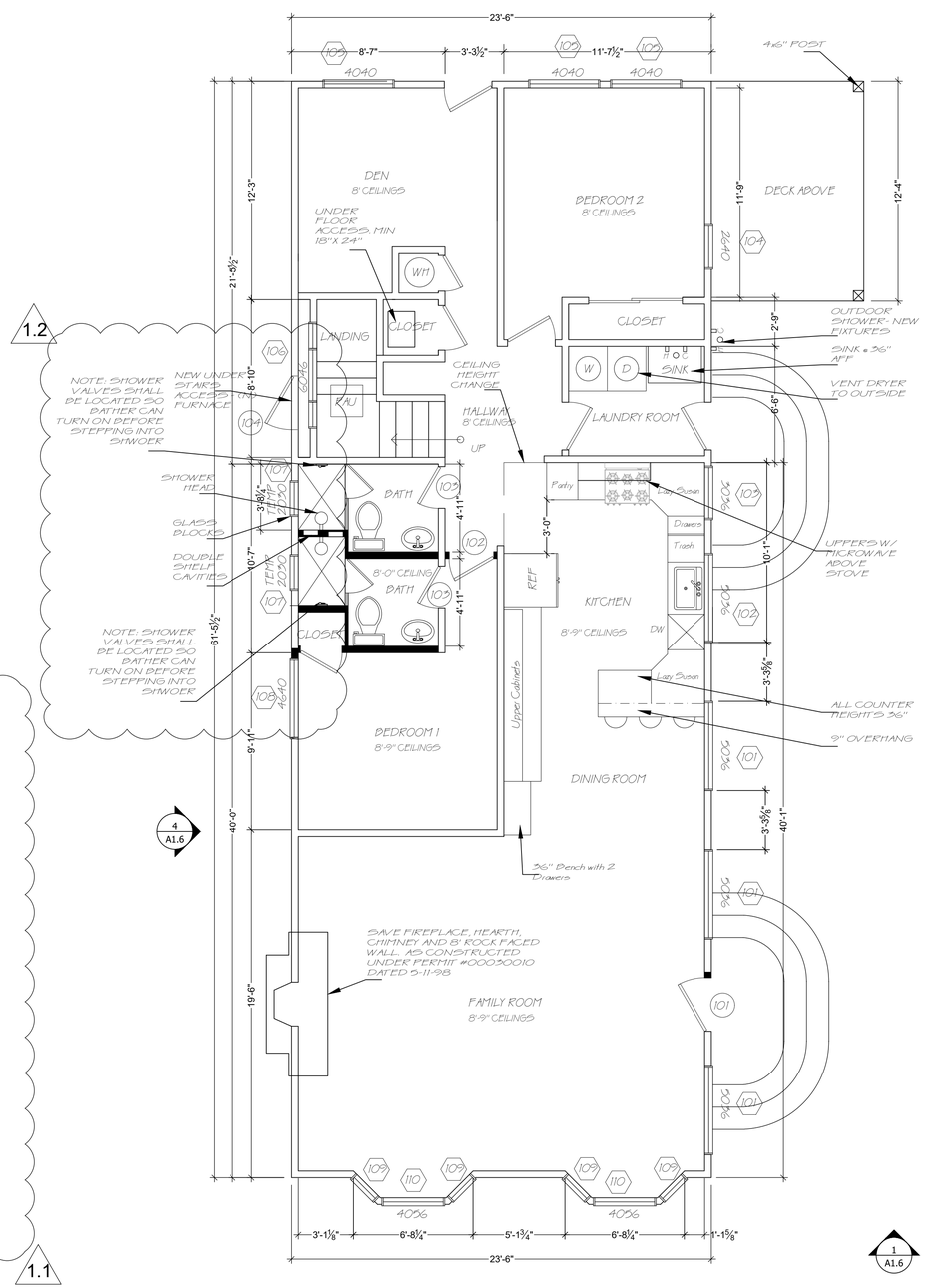
BATHROOM NOTES

- SHOWER STALLS SHALL BE A MIN. FINISHED INTERIOR OF 1,024 SQ. INCHES
- CLEAR CENTER DIMENSION OF A 30" AND DOORS SHALL SWING OUT WITH OPENINGS 22" MINIMUM
- THE WATER CLOSET SHALL HAVE MIN. CLEARANCE OF 30" WIDTH (15" O.C.) AND 24" IN THE FRONT
- THE SHOWER CONTROL VALVE SHALL BE OF THE PRESSURE BALANCING TYPE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCING /THERMOSTATIC MIXING VALVE TYPE WITH MAXIMUM WATER SETTING OF 120 DEGREES.
- ALL PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING FLOW RATES:
  -- LAVY FAUCET - 1.2 GPM
  -- SHOWERHEAD - 1.8 GPM
  -- WATER CLOSET - 1.28 GPF
  -- KITCHEN FAUCET - 1.8 GPM

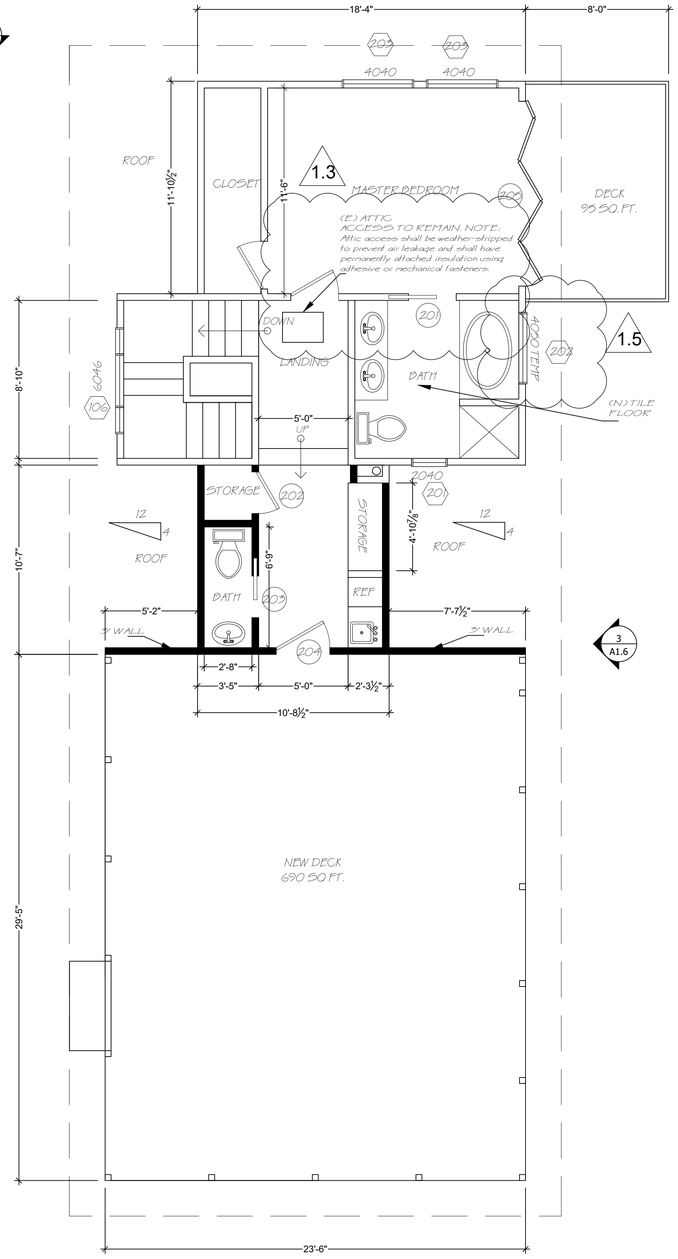


FURNACE DETAIL NTS

1.1



LEVEL 1



LEVEL 2

PROPOSED FLOOR PLAN

REVISIONS	BY
1 3/19/2020	

DI VITTORIO
ARCHITECTURE & DESIGN
1512 WALNUT DRIVE
CAMPBELL CA, 95008
408.655.0565

PROPORSED REMODEL TO:
HEMPSTEAD RESIDENCE
CAMERON HEMPSTEAD AND KEN HEMPSTEAD
110 SUNNY COVE DRIVE
SANTA CRUZ, CA 95062
408.398.1195

DRAWN BY: DANIELLE DIVITTORIO

SCALE: 1/4" = 1'-0"

DATE: DEC 12, 2019

SHEET NO. A1.2

PROPOSED DOOR AND WINDOW SCHEDULE

DOOR SCHEDULE

MARK (xxx)	QTY.	DOOR							GENERAL NOTES	LOCATION
		WIDTH	HEIGHT	TYPE	SWING	STYLE	MATL.	GLAZING		
101	1	3'-0"	6'-8"	HS	LH	SL	WD/GLS	S	5, 8	ENTRY
102	1	2'-6"	6'-8"	HS	LH	SL	WOOD		8	BEDROOM 1
103	2	2'-4"	6'-8"	HS	RH	SL	WOOD		8	BATH
104	1	3'-0"	4'-0"	HS	RH	SL	WOOD		8	UNDER STAIRS EXTERIOR
201	1	2'-8"	6'-8"	PS	--	SL	WOOD		8	MASTER BATH
202	1	2'-4"	6'-8"	HS	LH	SL	WOOD		8	STORAGE
203	1	2'-4"	6'-8"	PS	--	SL	WOOD		8	1/2 BATH
204	1	3'-0"	6'-8"	HS	LH	SL	WD/GLS		5, 8	ROOF PATIO
205	1	10'-0"	6'-8"	MA	--	FL	GLASS	S	5, 8	MASTER BED DECK

NOTE: DOORS NOT LISTED REMAIN AS IS.

DOOR SCHEDULE LEGEND:

NOTE: ROUGH OPENING SIZES TO BE VERIFIED W/ MANUFACTURER

DOOR TYPES:
- DD DIFOLD DOUBLE
- DS DIFOLD SINGLE
- CO CASED OPENING
- HD HINGED - DOUBLE
- HS HINGED - SINGLE
- MA MULLED TOGETHER ASSEMBLY
- OP OPERABLE SIDELITE W/SCREEN
- OS OVERHEAD SECTIONAL
- PD POCKET - DOUBLE
- PS POCKET - SINGLE
- SD SLIDING DOUBLE

DOOR STYLES:
- SL SLAB
- SC SCREEN DOOR
- #P NUMBER OF PANELS
- FL FULL LITE
- TL THREE QTR. LITE
- HL HALF LITE
- #L NUMBER OF LITES
- #U NUMBER OF UNITS IN MULLED ASSEMBLY
- #V NUMBER OF VENTS

GLAZING:
- DP DOUBLE PANE
- T TEMPERED (CBC 2406)
- S SAFETY (CRC R308.4)
- O OBSCURED
- F FROSTED
- W WIRED
- L LOW E

FRAME NOTES:
- PG PAINT GRADE
- SG STAIN GRADE
- FJ FINGER JOINT

GENERAL NOTES:
1. ACTIVE DOOR RIGHT FROM EXT.
2. ACTIVE DOOR LEFT FROM EXT.
3. TRANSOM MULLED TO UNIT
4. SIDELITE MULLED TO UNIT
5. WEATHER STRIPPING
6. 20 MINUTE FIRE DOOR (UBC 3024.3.3)
7. PHANTOM TYPE SCREEN
8. NEW DOOR
9. EXISTING DOOR
10. RELOCATE/REUSE DOOR
11. MINIMUM 1-3/8" SOLID CORE OR MIN. RATED WEATHER STRIPPED, SELF CLOSING AND SELF LATCHING.

WINDOW SCHEDULE

MARK (xxx)	QTY.	SIZE		TYPE	GLASS	SPECIAL RQMTS.	GENERAL NOTES	LOCATION
		WIDTH	HEIGHT					
101	3	5'-0"	3'-6"	SLIDER	DP	--	4	FAMILY RM/DINING
102	1	5'-0"	3'-6"	SLIDER	DP	--	4	KITCHEN
103	1	3'-0"	3'-6"	S.HUNG	DP	SG	4, 14	KITCHEN
104	1	2'-6"	4'-0"	CASEMENT	DP	--	4, 13	BEDROOM 2
105	3	4'-0"	4'-0"	SLIDER	DP	EG	4, 13	BED 2, DEN
106	1	6'-0"	4'-6"	FIXED	DP	EG, SG	4	STAIRWELL
107	2	2'-0"	3'-0"	GLS BLOCK	OB	TG	4	BATH(S)
108	1	4'-6"	4'-0"	SLIDER	DP	EG	4	BED 1
109	4	1'-10"	5'-6"	CASEMENT	DP	--	4, 13	FAMILY ROOM
110	2	4'-0"	5'-6"	FIXED	DP	--	4, 13	FAMILY ROOM
201	1	2'-0"	4'-0"	CASEMENT	DP	TG	4	MASTER BATH
202	1	4'-0"	5'-0"	FIXED	DP	TG	4, 13	MASTER BATH
203	2	4'-0"	4'-0"	SLIDER	DP	EG	4, 13	M. BEDROOM

WINDOW SCHEDULE LEGEND:

GLASS:
- AC DOUBLE ACRYLIC DOME
- AG ARGON GAS
- DP DOUBLE PANE
- LE LOW-E
- OB OBSCURE
- TI TINTED

SPECIAL REQUIREMENTS:
- TG TEMPERED GLASS
- SG SAFETY GLASS
- EG EGRESS

NOTE GLAZING REQUIREMENTS: GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHING A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS ,60" ABOVE THE FLOOR OR WALKING SURFACE

GENERAL NOTES:
1. CLAD WHITE
2. NAIL ON FIN
3. RETROFIT
4. EXTERIOR CASING
5. INTERIOR PAINT GRADE
6. WHITE SCREENS AND HARDWARE
7. MULLED UNIT
8. GRIDS
9. ELECTRIC OPERATION
10. MANUAL OPERATION W/ POLE
11. ELECTRIC SHADE
12. REUSE FROM EXISTING HOME
13. EXISTING SIZE NOT TO CHANGE
14. TO BE PASS THROUGH WINDOW

ADDITION - VENTILATION CALCULATION

TOTAL VENT AREA REQUIRED:
1 SQ.FT. OF NET FREE AREA FOR EVERY 150 SQ. FT. OF ATTIC FLOOR SPACE.

VENTING PROVIDED:
92 SQ. FT / 150 SQ. FT.
- = 0.613 SQ. FT X 144 SQ. IN
- = 89 SQ. IN.

TOTAL VENTING:
- (2) 5.5"X14" EVE VENTS = 77 SQ. IN PER VENT
- = 2 VENTS TOTAL

REVISIONS	BY
1 3/19/2020	

DI VITTORIO
ARCHITECTURE & DESIGN
1512 WALNUT DRIVE
CAMPBELL CA, 95008
408.655.0565

PROPORSED REMODEL TO:

HEMPSTEAD RESIDENCE

CAMERON HEMPSTEAD AND KEN HEMPSTEAD
110 SUNNY COVE DRIVE
SANTA CRUZ, CA 95062

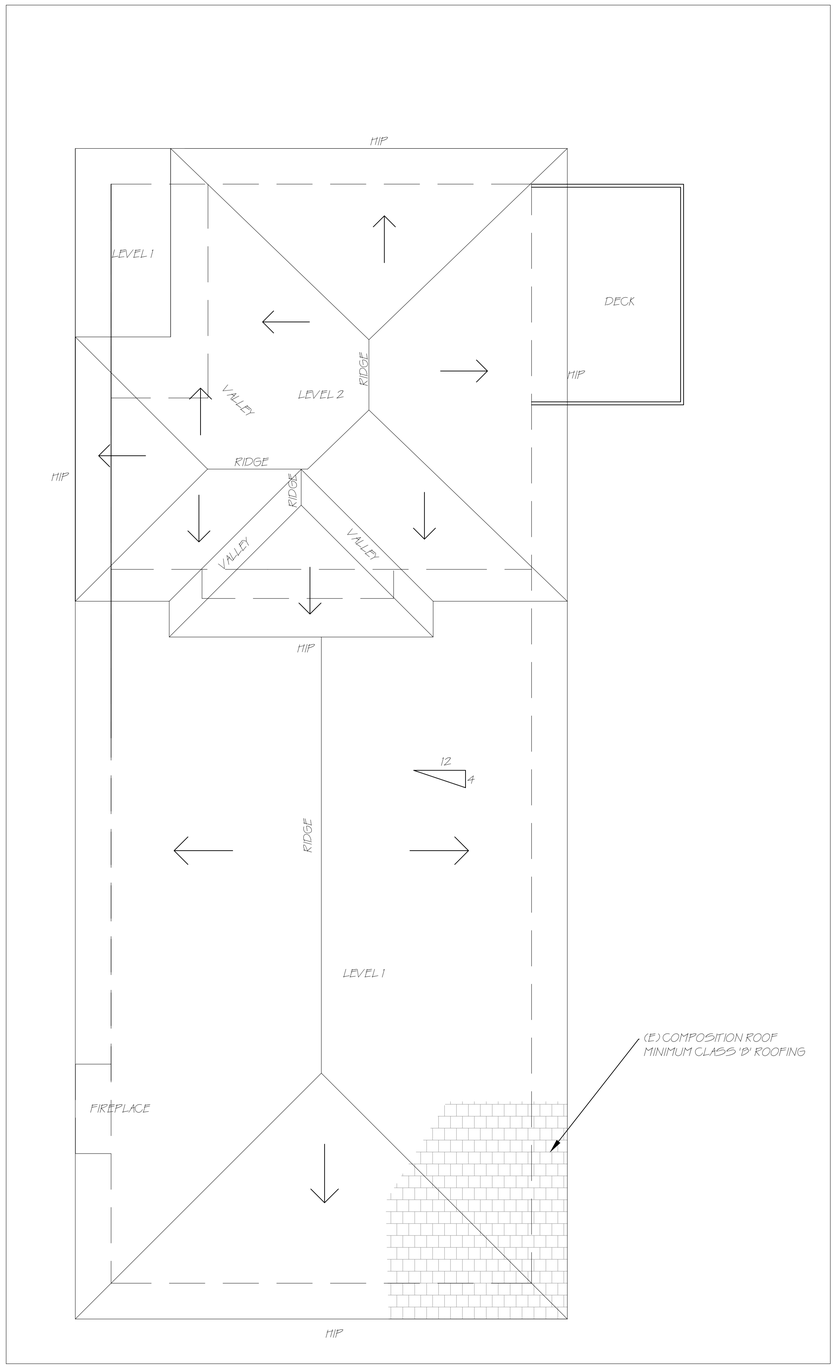
408.398.1195

DRAWN BY: DANIELLE DIVITTORIO

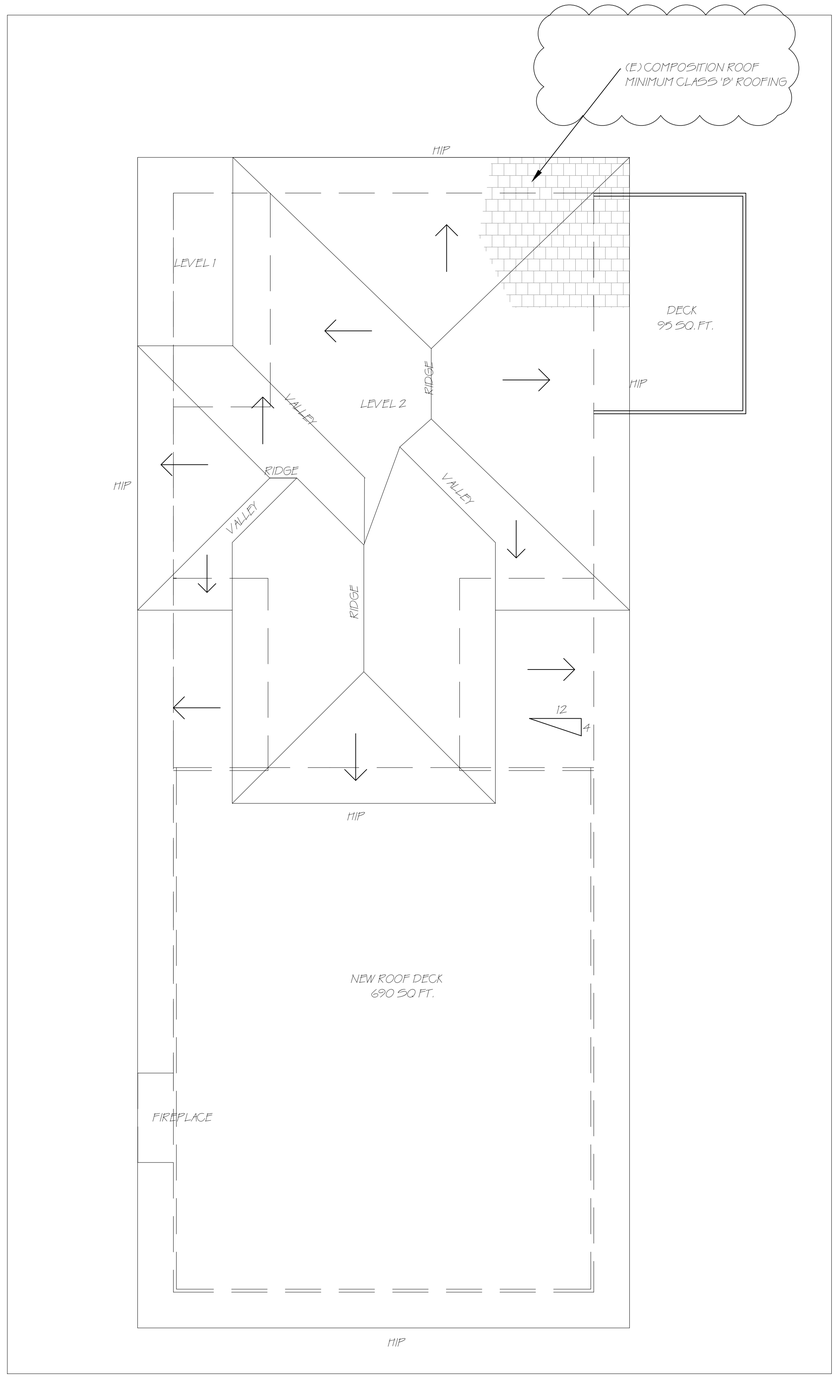
SCALE: 1/4" = 1'-0"

DATE: DEC 12, 2019

SHEET NO. A1.3



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

1

ROOF PLAN NOTES:
MIN CLASS 'B' ROOFING IN PROPOSED ROOF PER SANTA CRUZ COUNTY MIN. REQUIREMENTS (SCCC 12.110.215 amended table 1505.1).

ATTIC ACCESS:

A. THE ROUGHED FRAMED OPENING SHALL BE NOT LESS THAN 22IN BY 30IN AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION.
B. WHERE LOCATAED IN A WALL THE OPENING SHAL BE NOT LESS THAN 22IN 30 IN HIGH
C. WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 IN AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS.

WATER HEATER NOTES - REMAIN AS IS

- 120V electrical receptacle to be located within 3ft front he water heater and accessible to the water heater with no obstructions.
- A gas supply line with a minimum capacity of at least 200,000 Btu/hr for the new tankless water heater design has input
  - Gas input rating listed in the Manufacturer's Specifications/Energy Calculations may be less than 200,000 Btu/hr for the water heater, but the Energy Code requires the gas line size to be designed for 200,000 Btu/hr minimum input for the water heater.
- Gas piping is adequate in size for the loading provided.

REVISIONS	BY
1 3/19/2020	

DI VITTORIO
ARCHITECTURE & DESIGN
1512 WALNUT DRIVE
CAMPBELL CA. 95008
408.655.0565

PROPORSED REMODEL TO:

HEMPSTEAD RESIDENCE

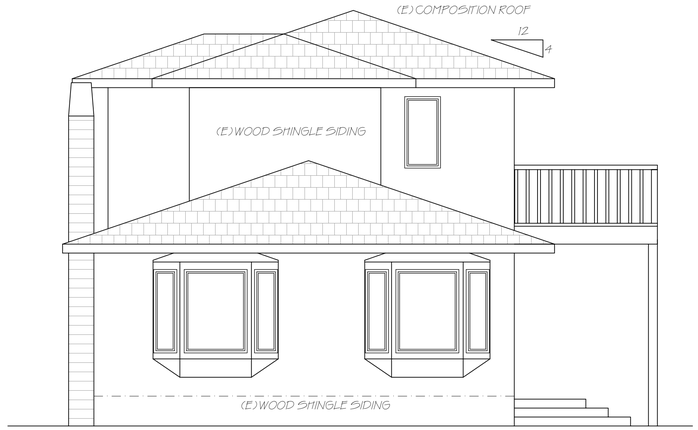
CAMERON HEMPSTEAD AND KEN HEMPSTEAD
110 SUNNY COVE DRIVE
SANTA CRUZ, CA 95062
408.398.1195

DRAWN BY: DANIELLE DIVITTORIO

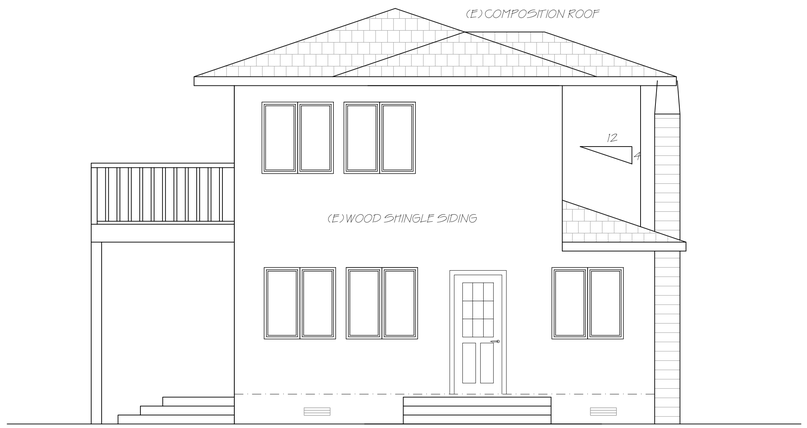
SCALE: 1/4" = 1'-0"

DATE: DEC 12, 2019

SHEET NO. A1.4

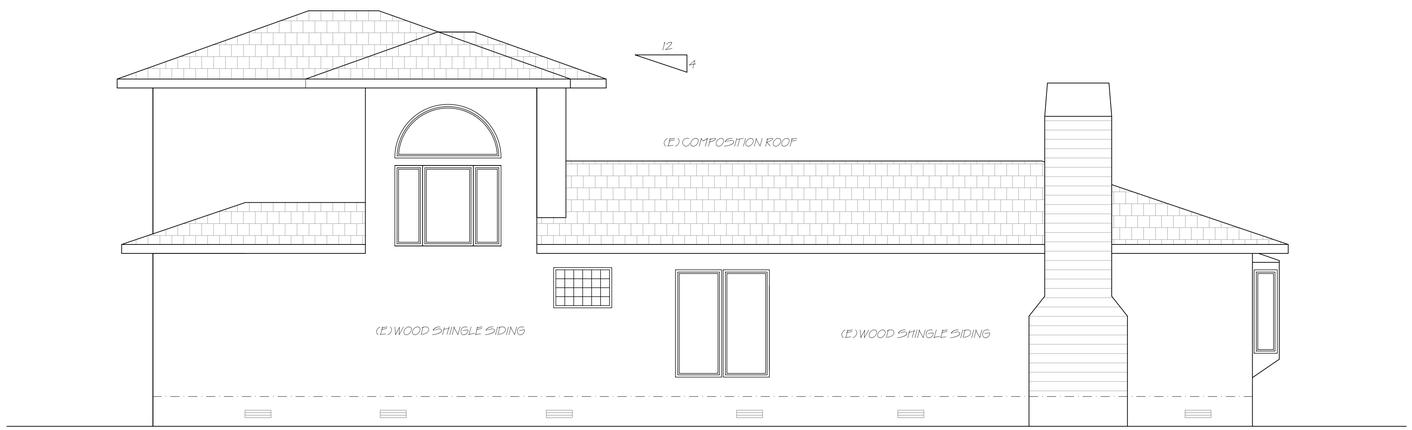


1 FRONT VIEW



2 BACK VIEW

3 RIGHT SIDE VIEW



4 LEFT SIDE VIEW

KEY

FOUNDATION VENTS

COMPOSITION ROOF

ATTIC VENT AT GABLE

TREAD, RISER, HANDRAIL SPECS:
HAND RAILS SHALL BE 34" TO 38" ABOVE THE NOSING OF TREADS, ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 ½" BETWEEN THE WALL AND THE HANDRAIL.
HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 ¼" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSIONS AND SHALL HAVE A SMOOTH GRIPPING SURFACE WITH NO SHARP CORNERS. SEE THE ABOVE MENTIONED CODE CHAPTER FOR ADDITIONAL INFORMATION REGARDING HANDRAIL REQUIREMENTS.

36" DEEP LANDING AS REQUIRED; 4" MIN, 7¾" MAX STEP DOWN FOR INSWING AND SLIDING DOORS; SLOPE 2% AWAY FROM HOUSE

ALL STAIRWAYS TO BE MIN. 36" WIDE FOR RISE, RUN HANDRAIL AND GUARDRAIL REQUIREMENTS.

PLAN NOTES:

A. WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD BASED SHEATHING, SHALL INCLUDE A WATER RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER (R703.7.3)

B. PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTAND WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING (R703.7.2)

C. A MINIMUM 26 GA GALVANIZED CORROSION RESISTANT WEEP SCREED WITH (R703.7.2.1)

1. A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
2. THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.

EXISTING ELEVATIONS

REVISIONS	BY
1 3/19/2020	

DI VITTORIO
ARCHITECTURE & DESIGN
1512 WALNUT DRIVE
CAMPBELL CA, 95008
408.655.0565

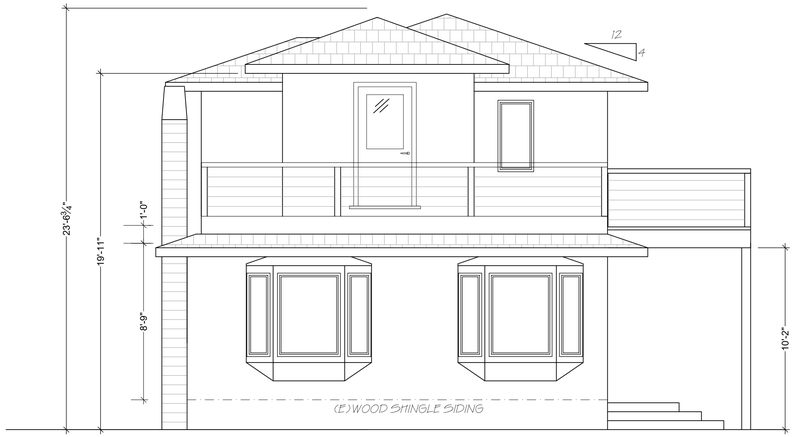
PROPOSED REMODEL TO:
HEMPSTEAD RESIDENCE
CAMERON HEMPSTEAD AND KEN HEMPSTEAD
110 SUNNY COVE DRIVE
SANTA CRUZ, CA 95062
408.398.1195

DRAWN BY: DANIELLE DIVITTORIO

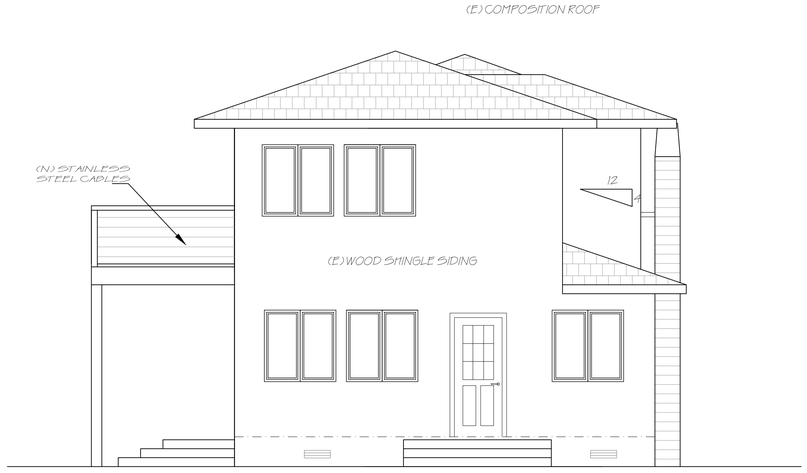
SCALE: 1/4" = 1'-0"

DATE: DEC 12, 2019

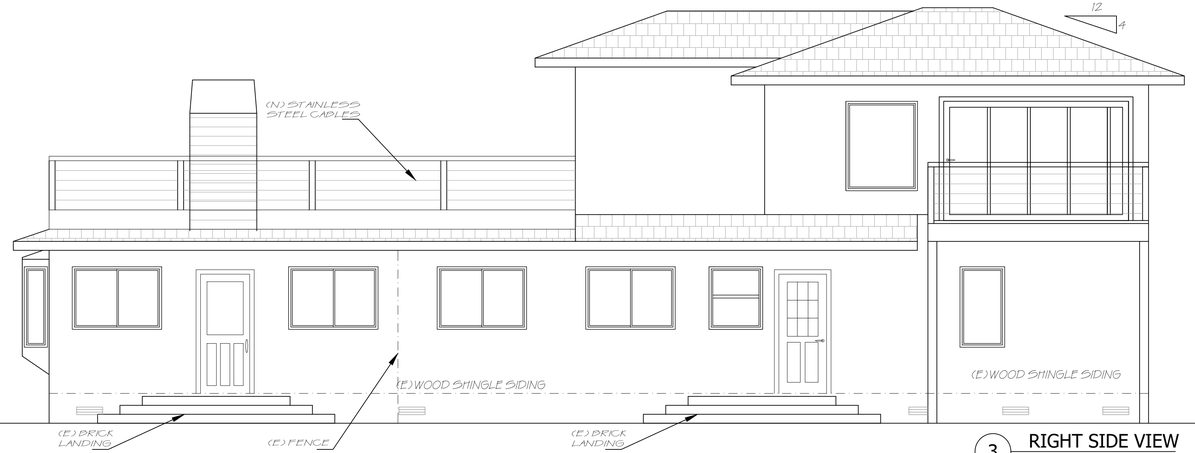
SHEET NO. A1.5



1 FRONT VIEW



2 BACK VIEW



3 RIGHT SIDE VIEW

4 LEFT SIDE VIEW

KEY

- FOUNDATION VENTS
- COMPOSITION ROOF
- ATTIC VENT AT GABLE
- EXISTING SIDING

TREAD, RISER, HANDRAIL SPECS:
HAND RAILS SHALL BE 34" TO 38" ABOVE THE NOSING OF TREADS. ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 ½" BETWEEN THE WALL AND THE HANDRAIL.
HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 ¼" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSIONS AND SHALL HAVE A SMOOTH GRIPPING SURFACE WITH NO SHARP CORNERS. SEE THE ABOVE MENTIONED CODE CHAPTER FOR ADDITIONAL INFORMATION REGARDING HANDRAIL REQUIREMENTS.

LANDING REQUIREMENTS:
A LANDING OR FLOOR IS REQUIRED ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF THE LANDING SHALL NOT BE LESS THAN THE DOOR WIDTH AND 36" MIN. IN DEPTH, ANDINDS AT REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1-1/2" LOWER THAN TOP OF THRESHOLD.

EXCEPTION: A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7-3/4" LOWER THAN THE FLOOR LEVEL IF THE DOOR DOES NOT SWING OVER THE LANDING (CRC R311.3.1 & R311.3.2.)

PLAN NOTES:

A. WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD BASED SHEATHING, SHALL INCLUDE A WATER RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER (R703.7.3.)
B. PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTAND WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING (R703.7.2.)
C. A MINIMUM 26 GA GALVANIZED CORROSION RESISTANT WEEP SCREED WITH (R703.7.2.1)
1. A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
2. THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA

PROPOSED ELEVATIONS

REVISIONS	BY
1 3/19/2020	

DI VITTORIO
ARCHITECTURE & DESIGN
1512 WALNUT DRIVE
CAMPBELL CA, 95008
408.655.0565

408.398.1195

PROPORSED REMODEL TO:
HEMPSTEAD RESIDENCE
CAMERON HEMPSTEAD AND KEN HEMPSTEAD
110 SUNNY COVE DRIVE
SANTA CRUZ, CA 95062

DRAWN BY: DANIELLE DIVITTORIO

SCALE: 1/4" = 1'-0"

DATE: DEC 12, 2019

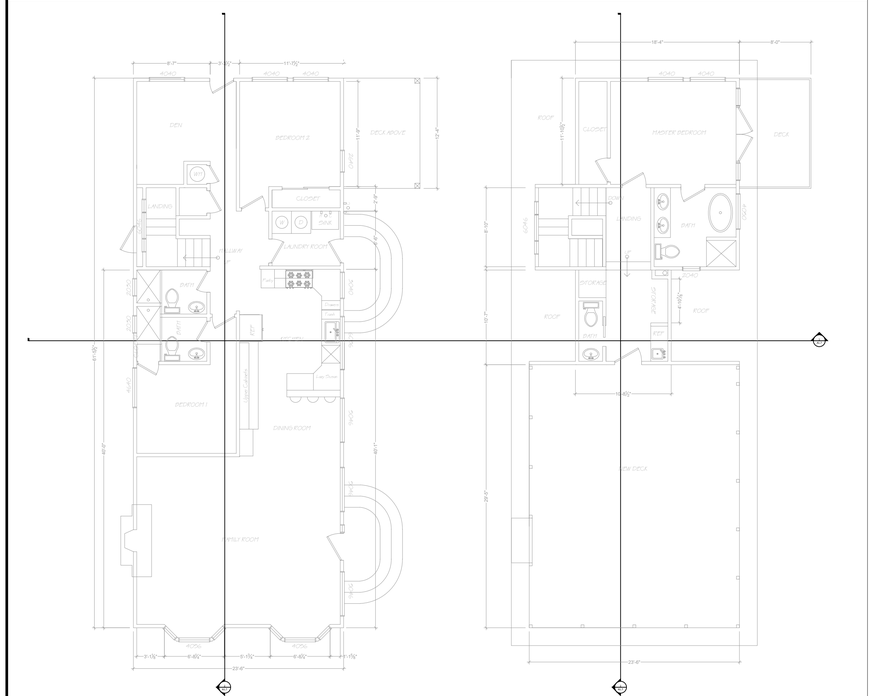
SHEET NO. A1.6

Nominal Lumber Size	Cavity Depth	Insulation R-Values When Compressed In Framing Cavity									
2x12	11 1/4"	37	38	30							
2x10	9 1/4"	32	35	30	30	25					
2x8	7 1/4"	27	30	25	27	24	22	21	19		
2x6	5 1/2"			21	22	20	19	21	18		
2x4	3 1/2"						14	15	13	15	13	11
2x3	2 1/2"									11	10	8.9
2x2	1 1/2"										6.6	6.2
2x1	3/4"											
Product R-Values		R-38	R-38C	R-30	R-30C	R-25	R-22	R-21	R-19	R-15	R-13	R-11
Standard Thickness		12"	10 1/4"	9 1/2"	8 1/4"	8"	6 3/4"	5 1/2"	6 1/4"	3 1/2"	3 1/2"	3 1/2"

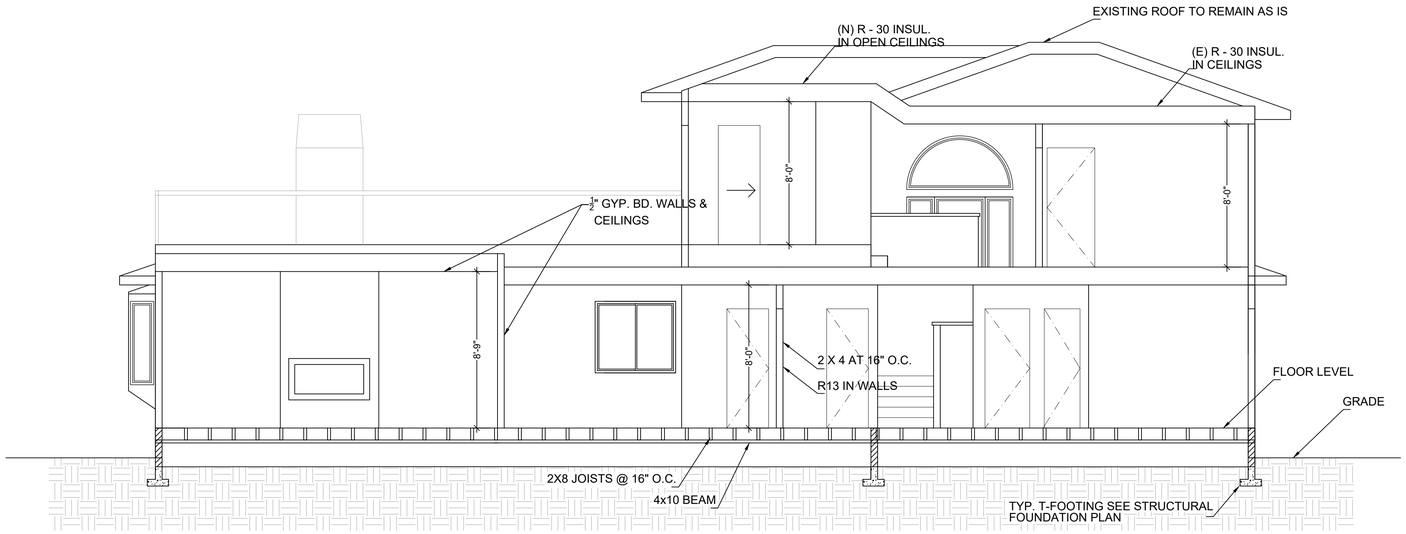
Notes: 1. Minimum dressed lumber thickness per U.S. Dept. of Commerce Publication PS 20-70.
2. Above listing for information only: some products will resist compression into framing cavities.

PLAN NOTES

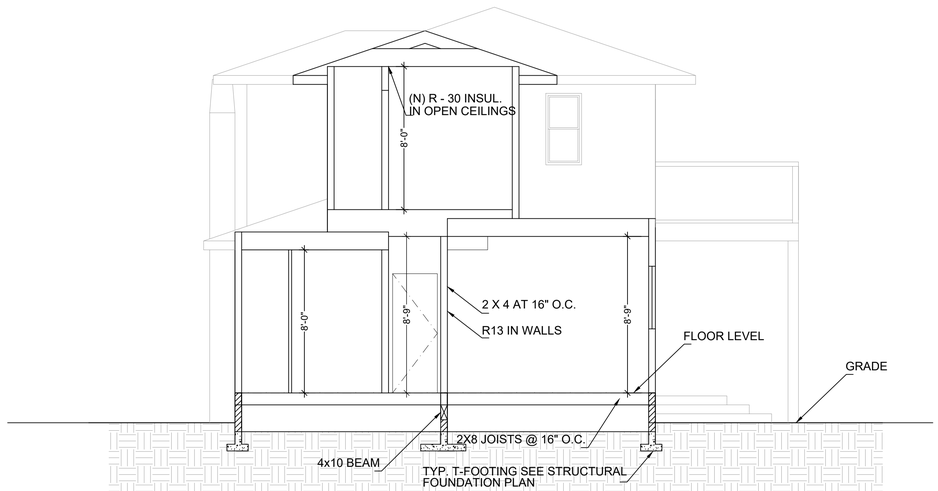
A. WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD BASED SHEATHING, SHALL INCLUDE A WATER RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER (R703.7.3)
B. PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTAND WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING (R703.7.2)
C. A MINIMUM 26 GA. GALVANIZED CORROSION RESISTANT WEEP SCREED WITH (R703.7.2.1)
1. A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
2. THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.



REFERENCE PLANS



SECTION 1



SECTION 2

PROPOSED SECTIONS

REVISIONS	BY
1 3/19/2020	

DI VITTORIO
ARCHITECTURE & DESIGN
1512 WALNUT DRIVE
CAMPBELL CA. 95008
408.655.0565

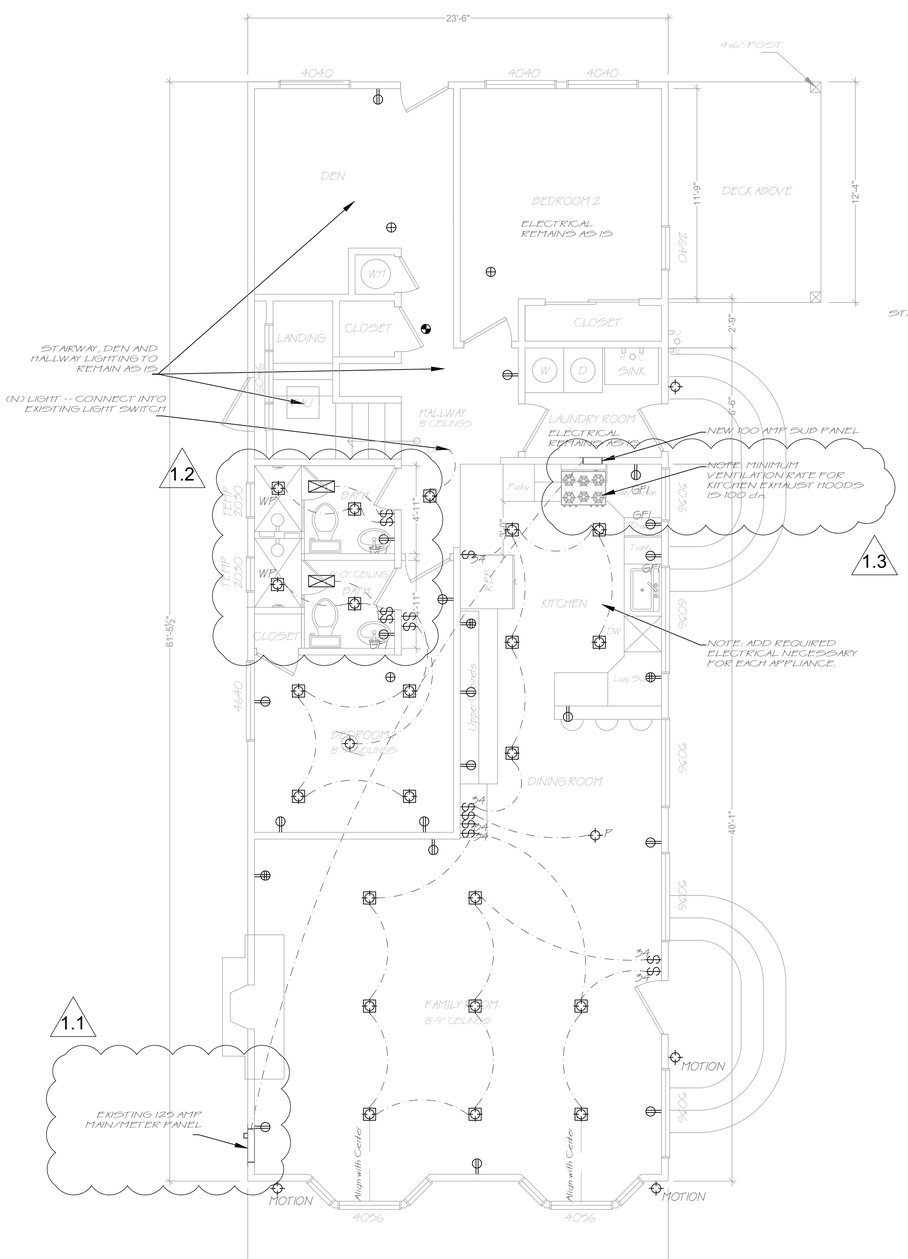
PROPORSED REMODEL TO:
HEMPSTEAD RESIDENCE
CAMERON HEMPSTEAD AND KEN HEMPSTEAD
110 SUNNY COVE DRIVE
SANTA CRUZ, CA 95062
408.398.1195

DRAWN BY: DANIELLE DIVITTORIO

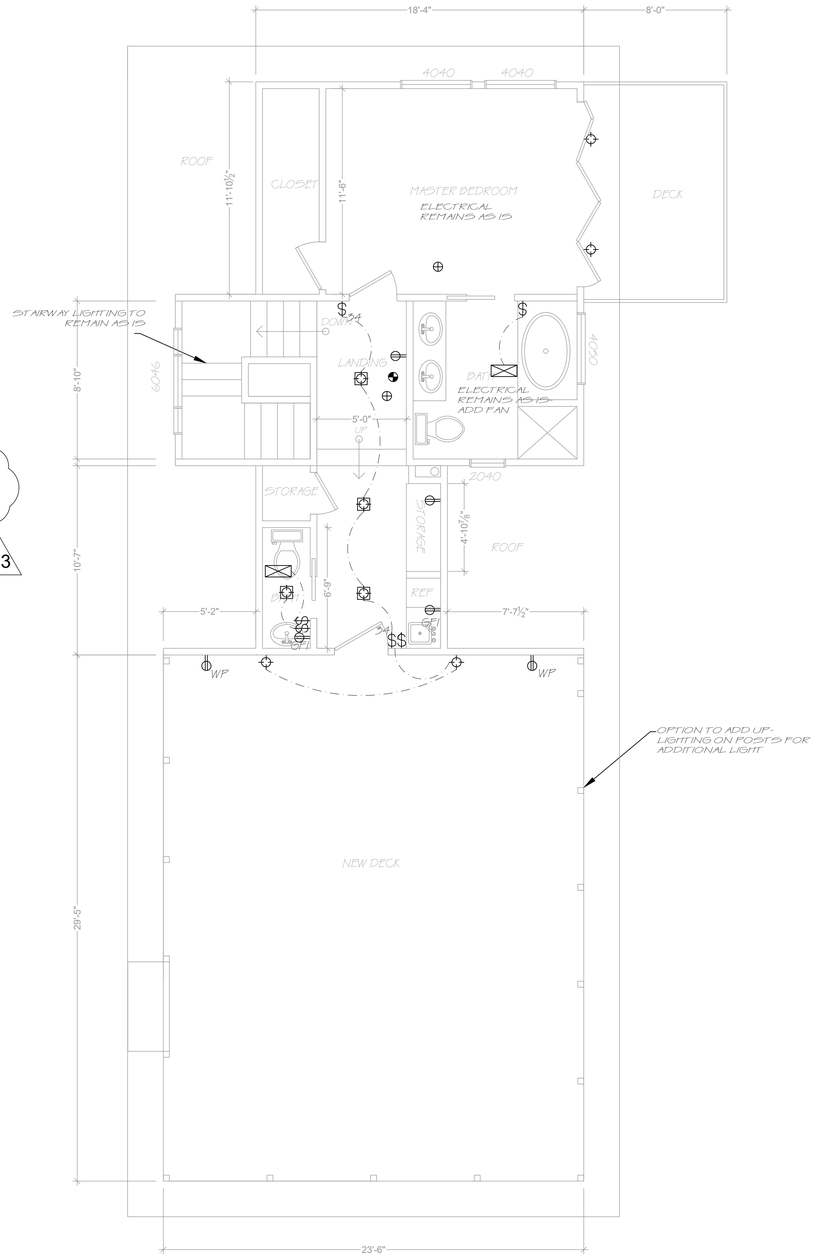
SCALE: 1/4" = 1'0"

DATE: DEC 12, 2019

SHEET NO. A1.7



LEVEL 1



LEVEL 2

ELECTRICAL LEGEND

$	SWITCH
$DIM	DIMMER SWITCH
$3 4	3 AND 4 WAY SWITCH
	ARC FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET
	DEDICATED CIRCUIT
	ARC FAULT DOUBLE DUPLEX RECEPTACLE OUTLET
WP	WATERPROOF DUPLEX RECEPTACLE OUTLET
GFI	GROUND FAULT INTERRUPTER RECEPTACLE OUTLET
LI	ARC FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET W/ USB
	SURFACE MOUNTED LED LIGHT FIXTURE
P	PENDANT LOW VOLTAGE LIGHT FIXTURE
	RECESSED LED LIGHT FIXTURE
	VENTILATION FAN
	CEILING FAN WITH LED LIGHT FIXTURE
	SMOKE DETECTOR 110V W/ 10 YEAR BATTERY BACK UP AND INTERCONNECTED
	CARBON MONOXIDE /SMOKE DETECTOR 110V W/ 10 YEAR BATTERY BACK UP

LIGHT FIXTURE NOTES:

- ALL LIGHTING TO BE HIGH EFFICACY (ie pin based CFL; pulse-start MH, HPS, GU-24 sockets other than LEDs, LED luminaries with integral source)
- SCREW BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW BASED JAB (JOINT APPENDIX 8) COMPLIANT LAMPS. JAB COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JAB-2019 OR JAB-2019-E"
  - JAB-2016-E LUMINAIRES ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINAIRES.
- THE FOLLOWING LOCATIONS TO HAVE JAB COMPLIANT LIGHT SOURCES, CONTROLLED BY VACANCY SENSORS OR DIMMERS (exception closets less than 70SF and hallways):
  - CEILING RECESSED DOWNLIGHT LUMINAIRES
  - LED LUMINAIRES WITH INTEGRAL SOURCES
  - PIN-BASED LED LAMPS
  - GU-24 BASED LED LIGHT SOURCES
- ONE FIXTURE IN BATHROOM TO BE CONTROLLED BY VACANCY SENSOR.
- EXHAUST FANS SWITCHED SEPARATE FROM LIGHTING.
- OUTDOOR LIGHTING AS HIGH EFFICACY WITH MANUAL ON/OFF SWITCH AND PHOTOCONTROL AND MOTION SENSOR.
- ** COMPLETED CF2R-LTG-01-E FORM MUST BE PROVIDED TO THE TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECITON.

**See additional notes on SHEET GD-1 **

ELECTRICAL NOTES:

- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3 FT. FROM ANY OPENINGS INTO THE BUILDING. (DRYERS, BATH AND UTILITY FANS, ETC. MUST BE 3 FT. AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS)
- NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER.
- MINIMUM TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLY WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, DINING SPACE, OR SIMILAR AREAS. Note: these circuits cannot serve outside plugs, range hood, disposals, dishwashers, or microwaves -- only the required countertop/wall outlets including the refrigerator.
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT kitchens, family rooms, dining rooms, living rooms, bedrooms, sunrooms, closets, hallways, laundry areas or similar rooms SHALL BE BE PROTECTED BY AN ARCH FAULT CIRCUIT.

PROPOSED ELECTRICAL PLAN

REVISIONS	BY
1 3/19/2020	

DI VITTORIO
ARCHITECTURE & DESIGN
1512 WALNUT DRIVE
CAMPBELL CA, 95008
408.655.0565

PROPOSED REMODEL TO:
HEMPSTEAD RESIDENCE
CAMERON HEMPSTEAD AND KEN HEMPSTEAD
110 SUNNY COVE DRIVE
SANTA CRUZ, CA 95062

408.398.1195

DRAWN BY: DANIELLE DIVITTORIO

SCALE: 1/4" = 1'0"

DATE: DEC 12, 2019

SHEET NO. E1

2019 CALIFORNIA GREEN BUILDING CODE REQUIREMENTS
(CALGreen Code or CGC)

Feature or Measure
(For full details of the code requirements see the 2019 Cal Green Code)

SITE DEVELOPMENT 4.106
- A plan has been developed and will be implemented to manage storm water drainage during construction per CGC4.106.2 AND 4.106.3
- 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. NOTE: REFER TO THE STATE WATER RESOURCES CONTROL BOARD FOR PROJECTS WHICH DISTURB ONE ACRE OR MORE OF SOIL OR ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURB ONE ACRE OR MORE OF SOIL.
- 4.106.3 GRADING AND PAVING - CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION. 4.106.4
- New construction shall comply with Section 4.106.4.1, 4.106.4.2, 4.106.4.3, to facilitate future installation and use of EV chargers. Electrical vehicle supply shall be installed in accordance with California Electrical Code, Article 625.

Exceptions:
- On a case by case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
  1.1 Where there is no commercial power supply
  1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit
- ADU and JADU without additional parking facilities

INDOOR WATER USE 4.303
- Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with Sections 4.303.1.1, 4.303.1.2, 4.303.1.3, 4.303.1.4
- 4.303.1.1 Water Closets - The effective flush volume of all water closets shall not exceed 1.28 gallons per flush.
- 4.303.1.2 Urinals - The effective flush volume of wall mounted urinals shall note exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.
- 4.303.1.3 Showerheads. Single Shower heads shall have a max. flow rate of not more than 1.8 gallons per minute at 80psi. Showerheads shall be certified to the performance criteria of US EPA WaterSense Specification for showerheads.
  -- Multiple Showerheads serving one shower - the combined flow rate of all shower heads and/or other shower outlets controlled by a single valve shall note exceed 1.8 gallons/min at 80 psi. Or shower designed to only allow one shower outlet to be in operation at a time.

- 4.303.1.4 FAUCETS - Residential lavatory faucets. The max. flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The min. flow rate shall note be less than 0.8 gallons per min at 20 psi.
  4.303.1.4.4 Kitchen faucets. The max. flow rate shall note exceed 1.8 gallons per min at 60 psi. They may temporarily increase above the flow rate but not to exceed 2.2 gallons/min at 60 psi and must default to a max. flow rate of 1.8 gallons/min at 60 psi.

ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406
- Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408
- Recycle and/or salvage for reuse a min. of 65% of nonhazardous construction and demolition was in accordance with either Section 4.408.2, 4.408.3, 4.408.4 or meet a more stringent local construction and demolition waste management ordinance. Exceptions see 4.408.1.
  4.408.2 Construction waste management plan
  4.408.3 Waste management company
  4.408.5 Documentation - Notes: Sample forms found in "A Guide to California Green Building Standards Code (Residential)" located at http://www.hcd.ca.gov/building-standards/calgreen/cal-green-form.shtml may be used to assist in documenting compliance with this section.

BUILDING MAINTENANCE AND OPERATION 4.410
- 4.410.1 Operation and maintenance manual. At the time of final inspection, a manual shall be placed in the building. Manual to include what is listed 4.410.1

ENVIRONMENTAL QUALITY 4.501
- The provisions of this chapter outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

FIREPLACES 4.503
- Any installed gas fireplace shall be a direct vent sealed combustion type. Any installed woodstove or pellet stove shall comply with US EPA New Source Performance Standards emission limits as applicable and have permit label indicating they are certified.

POLLUTANT CONTROL 4.504
- 4.504.1 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.

INTERIOR MOISTURE CONTROL 4.505
- Shall meet or exceed the provisions of the California Building Standards Code
- 4.505.2 Concrete Slab foundation - required to have a vapor retarder by the CBC Chapter 19 or concrete slab on ground floors require a vapor retarder by CRC Chapter 5 and comply with this section.
- 4.404.3 Moisture content of building materials - Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content.

INDOOR AIR QUALITY AND EXHAUST 4.506
- 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with listings in section 4.508.1 Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Humidity controls shall be capable of adjustment between a relative humidity range of less than or equal 50% to a max. 80%.

ENVIRONMENTAL COMFORT 4.507
4.507.2 Heating and air conditioning system design. Shall be sized, designed and have their equipment selected using the following methods:
1. The heat loss and heat gains is established according to ANSI/ACCA 2 Manual J 2016
2. Duct systems sized according to ANSI/ACCA 1 Manual D - 2016
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014

RESIDENTIAL BATHROOM (2019 CRC, CPC)

TUB AND SHOWER REQUIREMENTS
- The mixing valve in a shower (including over a tub) shall be pressure balancing set at a maximum 120˚ F. The water-filler valve in bathtubs/whirlpools shall have a temperature limiting device setat a maximum of 120˚ F. The water heater thermostat cannot be used to meet these provisions. (CPC 408.3, 409.4)
- New or reconfigured shower stalls shall be a minimum finished interior of 1,024 square inches, be capable of encompassing a 30 inch diameter circle. Any doors shall swing out of the enclosure have a clear opening of 22 inches minimum. (CPC 408.5, 408.6)
- Shower stalls and bathtubs with shower heads installed, shall have walls finished with a nonabsorbent surface for a minimum of 6 feet above the floor. (CBC 1209 and CRC R307.2)
- Hydro-massage tubs (i.e. Jacuzzi tubs) shall have access to the motor, be supplied by a GFCI protected dedicated circuit, and be listed by a recognized testing agency (i.e. UL). All metal cables, fittings, piping, or other metal surfaces, within 5 feet of the inside wall of the Hydromassage tub shall be properly bonded. Hydro-massage tubs shall be bonded with a minimum #8 AWG bare copper wire and the bonding shall be accessible. (CEC 680.70)
- Underlayment material used as backers for wall tile or solid surface material in tub and shower enclosures shall be either glass mat/fiber-reinforced gypsum backing panels (i.e. DensShield, Dens Armor Plus), non-asbestos fiber-cement/fiber mat back board (i.e. Hardibacker, cement board). All material shall be installed in accordance with the manufacturer's recommendations. Water-resistant gypsum board (i.e. purple board) may be used when attached directly to studs, overlaid with minimum Grade B building paper and wire lath. Tile shall be attached to the wire lath. (CBC 2509 and CRC R702.4)
- Shower floors shall be lined with an approved shower pan or an on-site built watertight approved lining (i.e. hot mop). On-site built shower linings shall extend a minimum of 3 inches vertically up the wall and shall be sloped ¼" per foot to weep holes. (CPC 408.7)
- When a curb is provided at a shower, it shall be a minimum of 1 inch above the shower floor and between 2 inches and 9 inches above the top of the drain. A watertight nailing flange that extends a minimum of 1 inch high shall be installed where the shower floor meets the vertical surface of the shower compartment. The finished floor of the shower compartment shall be uniformly sloped between ¼" and ½" per foot towards to the drain. (CPC 408.5) Where a curb is not provided at the shower compartment, the entire bathroom shall be considered a wet location. The flooring in the entire bathroom shall comply with the water proofing requirements described above for shower floors (previous bullet) and all lighting fixtures shall be approved for wet locations.
- If installing a tub next to an existing fire rated wall/walls (i.e. between apartment units or townhomes, etc.) the integrity of the fire rated wall/walls construction shall be maintained (i.e., fire-blocking shall be installed in the wall/walls per R302.11 and R302.11.1 of the CRC andshall be constructed per CRC 302 Fire-Resistant Construction. Continuity of such fire-resistancerated wall/walls shall be per R302.2.3 of the CRC. (i.e., continuity of protection shall be full height from floor to ceiling, etc.)
- A Fire Permit "FP" shall be required when remodeling structures that have existing fire sprinklers. A fire inspection shall be required prior to a building rough inspection all trades anda fire final inspection shall be required before a building final can be signed-off. Fire inspectorsshall sign-off all fire inspections on the building permit.

WATER CLOSET REQUIREMENTS
- The water closet shall have a clearance of 30 inches wide (15 inches on center) and 24 inches in front. (CPC 402.5)
- Where the water closet (or other plumbing fixture) comes into contact with the wall or floor, the joint shall be caulked and sealed to be watertight. (CPC 402.2)

TEMPERED GLAZING (CBC 2406.4, 2403.1 AND CRC 308.1 R308.4)
- Tempered glazing shall be installed in the locations listed below. Tempered glazing shall be permanently identified by a manufacturer marking that is permanently applied and cannot be removed without being destroyed (e.g. sand blasted, acid etched, ceramic fired, laser etched, or embossed).
- Within a portion of wall enclosing a tub/shower where the bottom exposed edge of the glazing is less than 60 inches above the standing surface and drain inlet.
- Within 60 inches of a tub/shower where the glazing is less than 60 inches above the walking surface.
- Glazing within 24 inches of either side of the door in the plane of the door in a closed position.
- Glazing on the hinge-side of an in-swinging door that is installed perpendicular to a door in a closed position and within 24 inches of the door.

ELECTRICAL AND LIGHTING REQUIREMENTS
- All receptacles shall be GFCI protected and tamper-resistant (TR). If any new/additional outletsare installed, the bathroom shall have a dedicated 20-amp circuit. (CEC 210.8, 210.11, 406.12)
- Exhaust fans with a minimum ventilation rate of 50 CFM are required in all bathrooms, even if anoperable window is installed. Exhaust fans and lighting shall have separate control switches (evenif a combination unit is installed). The exhaust fan may need to be supplied by a GFCI protectedcircuit based on the manufacturer's requirements. (CEES 150.0(k), 150.0(o))
- Lighting fixtures located within 3 feet horizontally and 8 feet vertically of the bathtub rim orshower stall threshold shall be listed for a damp location, or listed for wet locations where subjectto shower spray. (CEC 410.10)
- Receptacles exceeding 20 amperes in a wet location shall have an enclosure that is weatherproofwhen the attachment plug is removed. (CEC 406.9(B)2)
- Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C))
-
- All installed lighting fixtures shall be high efficiency.At least one light fixture shall be controlled by a vacancy sensor switch that requires a manual on activation (does not automatically turn on) and automatically turns off within 30 minutes after the room is vacated. All other light fixtures shall be controlled by a vacancy sensor or dimmer.
- All light fixtures shall contain bulbs that are labeled as JA8-2019 (JA8-2019-E for sealed lens orrecessed fixture). Screw base bulbs are permitted, except in recessed lighting fixtures.
- Recessed lighting shall be listed as IC (zero clearance to insulation) and AT (air tight), besealed/caulked between the fixture housing and ceiling, shall not contain a screw base socket,and contain bulbs marked with JA8-2019-E efficiency label. (CEES 150.0(k))

WATER EFFICIENT PLUMBING FIXTURES (CALGREEN 301.1.1, 40.303)
- Residential buildings undergoing permitted alterations, additions, or remodels are required to replace all non-compliant plumbing fixtures (based on water efficiency) throughout the house with water-conserving plumbing fixtures. The following table shows what is considered to be a non-compliant plumbing fixture and the current water efficiency standards for various plumbing fixtures. All existing non-compliant plumbing fixtures shall be replaced with fixtures meeting the current standards.

- Residential building constructed after January 1, 1994 are exempt from this requirement.

Plumbing Fixture	Non-complaint Plumbing Fixture	Current Standard for the max flow Rate of newly installed plumbing fixtures
Water Closet (toilet)	Greater than 1.6 gallons/flush	1.28 gallons/flush
Showerhead	Greater than 2.5 gallons/min	1.8 gallons/min at 80 psi
Faucet - Bathroom	Greater than 2.2 gallons/min	1.2 gallons/min at 60 psi
Faucet - Kitchen	Greater than 2.2 gallons/min	1.8 gallons/min at 60 psi (average)

SMOKE AND CARBON MONOXIDE ALARMS (CBC 907.2.10, CRC 314 and 315)
- Smoke alarms shall be installed on the ceiling or wall (between 4" and 12" of the ceiling) in all sleeping rooms, each area/hallway adjacent to sleeping rooms, each story of the building, and in any basement. Smoke alarms shall be replaced 10 years after the date of manufacture listed on the alarm (if no date is listed the alarm shall be replaced). Newly installed smoke alarms shall have a 10-year battery.
- Carbon monoxide (CO) alarms shall be installed on the ceiling or wall (above the door header) in each area/hallway adjacent to sleeping rooms, each occupiable story, and within a bedroom if the bedroom or attached bathroom contains a fuel-burning appliance. CO alarms are not required if there is no fuelburning appliance or fireplace in the house and where the garage is detached from the house.

EGRESS NOTE (CRC 2019)

- 1002.1 Maintenance
  Means of egress shall be maintained in accordance with the California Fire Code.
- 1003.2 Ceiling height -The means of egress shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) above the finished floor.

Exceptions:
Sloped ceilings in accordance with Section 1207.2.
Ceilings of dwelling units and sleeping units within residential occupancies in accordance with Section 1207.2.
Allowable projections in accordance with Section 1003.3.
Stair headroom in accordance with Section 1011.3.
Door height in accordance with Section 1010.1.1.
Ramp headroom in accordance with Section 1012.5.2.
The clear height of floor levels in vehicular and pedestrian traffic areas of public and private parking garages in accordance with Section 406.2.2.
Areas above and below mezzanine floors in accordance with Section 505.2.
In Group I-2, I-2.1 and I-3 occupancies, the means of egress shall have a ceiling height of not less than 8 feet (2439 mm).

ELEVATION DETAILS (2019 CRC, CBC)

The nominal thickness and attachment of exterior wall coverings shall be in accordance with Table R703.3(1), the wall covering material requirements of this section, and the wall covering manufacturer's installation instructions. Cladding attachment over foam sheathing shall comply with the additional requirements and limitations of Sections R703.15 through R703.17. Nominal material thicknesses in Table R703.3(1) are based on a maximum stud spacing of 16 inches (406 mm) on center.
- Stucco shall be $\frac{7}{8}$" thick and three coats applied over approved wire lath and two layers of grade D building paper. Provide Weep Screed. (CBC 2510.6/crc R703.2)
- Provide spark arrestor for any new or existing chimney. (CBC 2113.9.1/CRC 1003.9.1)
- Roof Slopes >2:12 AND <4:12 with asphalt shingles have two layers of 15 lbs felt applied shingle style (CBC 1507.2)
- Provide all under - floor areas with cross ventilation at $\frac{1}{150}$ for the entire area with 50% of the required vent area be ventilators located at a minimum of 3' above eave or cornice vents. Screens over the openings shall have $\frac{1}{8}$" to $\frac{1}{4}$" openings. (CBC 1203/CRC R806)
- Provide Attic Access (22"x30" min) and Under floor access (18"x24" min) for new areas (CRC R408.4/ CBC 1209)
- Provide under-floor clearance of 18" for joists to earth and 12" clearance from girders to earth (CBC 2304.11.2/CRC R317.1)

RESIDENTIAL LIGHTING (2019 CALIFORNIA TITLE 24 SECTION 150)

1. Luminaire Requirement
A. Luminaire Efficacy. All installed luminaires shall meet the requirements in TABLE 150.0-A.
B. Blank Electrical Boxes--The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
C. Recessed Downlight Luminaires in Ceilings -- In addition to complying with 150.0(k)1A, luminaires recessed into ceilings shall meet all of the following requirements:
i. Be listed, as defined in Section 100.1, for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; and
ii. Have a label that certifies the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283. An exhaust fan housing shall not be required to be certified airtight; and
iii. Be sealed with a gasket or caulk between the luminaire housing and ceiling, and have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk; and
iv. For luminaires with hardwired ballasts or drivers, allow ballast or driver maintenance and replacement to be readily accessible to building occupants from below the ceiling without requiring the cutting of holes in the ceiling; and
v. Shall not contain screw base sockets.
A. Electronic Ballasts for Fluorescent Lamps. - Ballasts for fluorescent lamps rated 13 watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.
B. Night Lights, Step Lights and Path Lights. Night lights, step lights and path lights shall not be required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
C. Lighting Integral to Exhaust Fans - Lighting integral to exhaust fans shall meet the applicable requirements of Section 150.0(k).
D. Screw based luminaires - Screw based luminaires shall contain lamps that comply with Reference Joint Appendix JA8.
EXCEPTION to Section 150.0(k)1G: Luminaires with hard-wired ballasts for high intensity discharge lamps.
E. Light Sources in Enclosed or Recessed Luminaires - Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, shall not be installed in enclosed or recessed luminaires.
F. Light Sources in Drawers, Cabinets and Linen Closets.
Light sources internal to drawers, cabinetry or linen closets shall not be required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power and emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.

2. INTERIOR LIGHTING SWITCHING DEVICES AND CONTROLS
A. All forward phase cut dimmers used with LED light sources shall comply with NEMA SSL 7A.
B. Exhaust fans shall be controlled separately from lighting systems.
EXCEPTION to Section 150.0(k)2B: Lighting integral to an exhaust fan may be on the same control as the fan provided the lighting can be turned OFF in accordance with the applicable provisions in Section 150.0(k)2 while allowing the fan to continue to operate.
C. Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
EXCEPTION to Section 150.0(k)2C: Ceiling fans may provide control of integrated lighting via a remote control.
D. Lighting controls and equipment shall be installed in accordance with the manufacturer's instructions.
E. No controls shall bypass a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor has been installed to comply with Section 150.0(k).
F. Lighting controls shall comply with the applicable requirements of Section 110.9.
G. An Energy Management Control System (EMCS) may be used to comply with control requirements in Section 150.0(k) if at a minimum it provides the functionality of the specified controls in accordance with Section 110.9, meets the installation certificate requirements in Section 130.4 meets the EMCS requirements in Section 130.0(e), and complies with all other applicable requirements in Section 150.0(k)2.
H. A multiscene programmable controller may be used to comply with dimmer requirements in Section 150.0(k) if at a minimum it provides the functionality of a dimmer in accordance with Section 110.9, and complies with all other applicable requirements in Section 150.0(k)2.
I. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by an occupant or vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it shall be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
J. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, shall have dimming controls.
EXCEPTION 1 to Section 150.0(k)2K: Luminaires in closets less than 70 square feet.
EXCEPTION 2 to Section 150.0(k)2K: Luminaires in hallways.
K. Undercabinet lighting shall be controlled separately from ceiling-installed lighting such that one can be turned on without turning on the other.

ELECTRICAL NOTES (2019 CEC)

- Provide general use electrical receptacles so that no point along the floor line is more than 6' from receptacle and any wall space > 2' has a receptacle (except in bathrooms and kitchen countertops) (210.52)
- All 15-20 amp, 125 and 250 volt non locking type receptacles in the areas specified in 406.12 (1)-(7) shall be listed tamper resistant receptacles. (406.12)
- All new outlets (receptacles, switches, lighting, etc) in family, dining, livign, bedrooms, hallways, etc. shall be on circuits protected with combination arc-fault circuit interrupter (210.12)
- Smoke (with 10 year battery) and carbon monoxide alarms in new construction and additions shall hardwire with a battery back-up and interconnected (CBC 907.2 CRC R314-R315)
- Closet lights shall be fluorescent, have sealed lens, or LED listed for the storage area. (410.16)
- Provide a dedicated 20 AMP circuit for the furnace and provide a receptacle within 25' (210.63)
- All lighting as high efficacy (ie pin based CFL; Pulse - start MH, HPS, GU24 sockets other than LEDS, LED Luminaires with integral source, etc) CEC table 150.0A
- All compliant light sources in the following locations are controlled by vacancy sensors or dimmers (exception closets less than 70 sf and hallways:
  -- ceiling recessed downlight luminaries
  -- LED luminaries with integral sources
  -- Pin based LED lamps
  -- GU-24 based LED light sources
- At least one fixture in each bathroom controlled by a vacancy sensor. CEC 150.0
- Separate switching for any under cabinet lighting (including kitchen lighting) from other lighting systems. CEC 150.
- Exhaust fans (excludes kitchen exhaust hood) switched separate from lighting (or utilize a device where lighting can be turned off while the fan is running).
- All other bathroom lights are high efficacy luminaries or controlled by a vacancy sensor that complies with CEC section 110.9 and shall not have a control that allows the luminaries to be turned on automatically or that has an override allowing the luminaries to be always on.

GREEN CODE

REVISIONS	BY
1 3/19/2020	

DI VITTORIO
ARCHITECTURE & DESIGN
1512 WALNUT DRIVE
CAMPBELL CA, 95008
408.655.0565
408.398.1195

PROPORSED REMODEL TO:
HEMPSTEAD RESIDENCE
CAMERON HEMPSTEAD AND KEN HEMPSTEAD
110 SUNNY COVE DRIVE
SANTA CRUZ, CA 95062

DRAWN BY:DANIELLE DIVITTORIO

SCALE: NOT TO SCALE

DATE: DEC 12, 2019

SHEET NO. GB.1